of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We do not have a basement so we are adding a family room. The house is very small and we have a family of five. We need the space for our washer and dryer and freezer. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser Legal Owner(s): Helen M. Roby Type or Print Name) (Type or Print Name) Edwin C. Roby (Type or Print Name) Address Edun C Roley City and State 2 Graywood Road 21222 285-5984 e or Print Name) Baltimore, Md. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this _____ 28th _____ day of August , 19 84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of October 3,719 4, at 9:30 o'clock Zoning Commissioner of Baltimore County. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORK
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS HARRY J. PISTEL, P. E. DIRECTOR September 27, 1984 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #49 (1984-1985) Property Owner: Edwin C. Roby, et ux S/S Graywood Rd. 68.96' W. from centerline North Point Rd. Acres: 60/82 x 75/131 District: 12th Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject GENERAL COMMENTS: As no public facilities are involved, this office has no comment. The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner. Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil. GILBERT S. BENSON, P.E., Asst. Chief

PETITION FOR ZONING VALIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and ...ade a part hereof, hereby petition for a

Variance from Section ________1B02.3C.1 to permit a rear yard setback of 17 feet

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

in lieu of the required 30 feet.

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War !

GSB:EAM:ROP:ss

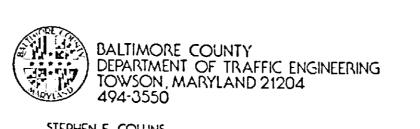
BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE E/S of Graywood Rd., 68.96' OF BALTIMORE COUNTY S of North Point Rd. (2 Graywood Rd.), 12th Dist. EDWIN C. ROBY, et ux, Petitioners ::::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter 'of the passage of any preliminary or final Order. Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 1st day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edwin C. Roby, 2 Graywood Rd., Baltimore, MD 21222, Petitioners. Maxlumour Peter Max Zimmerman BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building 10-4-84 Towson, Maryland 21204 Re: Zoning Advisory Meeting of 9-4-84 Item # 49
Property Owner: Edunic C. Roboy Location: SIS Carray wood Rd. J w of Marthe Parit Rd. Dear Mr. Jabion: The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are (X)There are no site planning factors requiring comment.

| A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board Landscaping should be provided on this site and shown on the plan.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 15, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. & Mrs. Edwin C. Roby 2 Graywood Road Baltimore, Maryland 21222 Nicholas B. Commodari RE: Case No. 85-109-A (Item No. 49)
Petitioner - Edwin C. Roby, et ux Variance Petition MEMBERS Bureau of Engineering Dear Mr. & Mrs. Roby: Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Fire Prevention Bealth Department Project Planning Building Department Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request infor-Zoning Administration mation on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Very truly yours, Jaholo B. Commodanfin NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee NBC:bsc Enclosures



STEPHEN E. COLLINS DIRECTOR

September 11, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No (49)51,53,54,55, and 56 ZAC- Meeting of September 4, 1984 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon;

The Department of Traffic Engineering has no comments for item numbers 49, 51, 53, 54, 55, and 56.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWNSON, MARYLAND 2:204-2586

Paul H. Reincke Chief Mr. Arnold Jablon

September 10, 1934

Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Edwin C. Roby, et ux

Location: S/S Graywood Rd. 68.96' W. from c/1 North Point Road

Zoning Agenda: Meeting of 9/4/84 Item No.: 49

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEPDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

 (χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: At Joseph Kelly 9-10-FY Approved: Along Milliamed Fire Prevention Bureau Special Inspection Division

· MSF/com

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should schools xxxxx be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, inis day of October , 19 84 , that the herein Petition for Variance(s) to permit a rear yard setback of 18 feet in lieu of the required 30 feet for the expressed purpose of constructing an addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

FOR RECEIVED

The second secon

OFFICE OF PLANNING & ZONING TOWSON MARYLAND 21204

Company and productional angle

grantinario contrato ligida il Mestro etti

ARNOLD JABLON ZONING COMMISSIONER

October 24, 1984

Mr. and Mrs. Edwin C. Roby 2 Graywood Road Baltimore, Maryland 21222

> RE: Petition for Variance E/S of Graywood Rd., 68.96' S of North Point Rd. (2 Graywood Rd.) 12th Election District Edwin C. Roby, et ux - Petitioners No. 85-109-A (Item No. 49)

Dear Mr. and Mrs. Roby:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc Attachments

cc: People's Counsel

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

DIRECTOR

September 5, 1984

Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 49 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edwin C. Roby, et ux
Location: S/S Graywood Road 68.96' W. from c/l North Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 17' in lieu of the required 30'.

Acres: 60/82.66 x 75/121.86 District: 12th.

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code the Handicapped and Aged; and other appli-

miscellaneous

B. A building/& other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3') for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

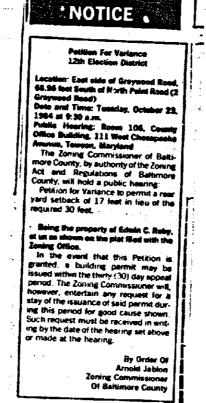
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Flans Review) at 111 W. Chesaperke Ave.,

85-109-A

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, 10/11 Maryland, appearing on . 19 / 4

> The Baltimore County Journal, A. Lever Publisher



The second secon

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Arnold Jablon

these petitions.

NEG/JGH/sf

TO .. Zoning Commissioner

FROM Office of Planning and Zoning

Norman E. Gerber, Director

ARNOLD JABLON ZONING COMMISSIONER

October 16, 1984

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

40ning Petition Nos. 85-105-A, 85-106-SpH, 85-107-A, 85-108-X, 85-109-A, SUBJECT_85-114-A, 85-115-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A

There are no comprehensive planning factors requiring comment on

Date October 16, 1984

Norman E. Gerber, Director Office of Planning and Zoning

Mr. and Mrs. Edwin C. Rloby 2 Graywood Road Baltimore, Maryland 21222

RE: Petition for Variance E/S Graywood Rd., 68.96' S of North Point Rd. (2 Graywood Rd.) Edwin C. Roby, et ux - Petitioners Case No. 85-109-A

Dear Mr. and Mrs. Roby:

This is to advise you that \$41.75 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 135821 BALTIMORE COUNTY, MARYLAND NOLDJABLON OFFICE OF FINANCE - REVENUE DIVISION ing Commissioner MISCELLANEOUS CASH RECEIPT

8 023***n**41751u #234F

VALIDATION OR SIGNATURE OF CASE ER

September 24, 1984

Mr. and Mrs. Edwin C. Roby 2 Graywood Road Raltimore, Maryland 21222

> NOTICE OF HEARING RE: Petition for Variance E/S Graywood Rd., 68.96' S of
> North Point Rd. (2 Graywood Road)
> Edwin C. Roby, et ux - Petitioners
> Case No. 85-109-A (Item #49)

TIME: 9:30 A.M.

DATE: Tuesday, October 23, 1984

PLACE: Room 106, County Office Building, 111 West Chasapeake

Avenue, Towson, Maryland

No. 133215

FINANCE - REVENUE DIVISION

6 034-----35D0ta 8202F VALIDATION OR SIGNATURE OF CASHIE

_ COUNTY, MARYLAND

ZONING DESCRIPTION

Beginning on the East side of Graywood Road 50' wide at the distance of 68.96' south of the intersection of Graywood Road and North Point Road. Being lot 21, in the "Amended Plat of Gray Manor" known as #2 Graywood Road. Folio #12, Liber 112.

12th Election District

LOCATION:

East side of Graywood Road, 68.96 feet South of

North Point Road (2 Graywood Road)

DATE AND TIME:

Tuesday, October 23, 1984 at 9:30 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

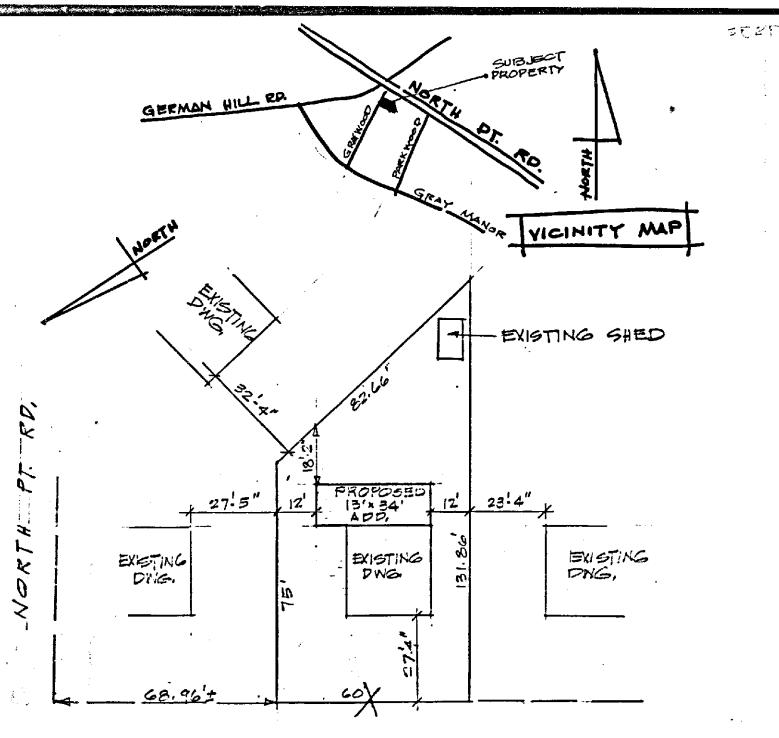
Petition for Variance to permit a rear yard setback of 17 feet in lieu of the required 30 feet.

Being the property of Edwin C. Roby, et ux the plat filed with the Zoning Office.

as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY



GRAYWOOD RD.

PLAT FOR ZONING VARIANCE OWNER! HELEN & EDWIN ROBY ELECTION DISTRICT-12, ZONING D.R. 5.5 AMENDED PLAT GRAY MANOR LOT 21, FOLIO #12 LIBER 112

OWNERS WILL TAKE FULL RESPONSIBILITY

AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO, SO.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Zoning Commissioner

Petitioner's Attorney

Chairman, Zoning Plans

Advisory Committee

O 85-109-A CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE 12th Election District LOCATION: East side of Graywood Road, 68.96 feet South of North Point Road (2Graywood Road) DATE & TIME: Tuesday, Oc-tober 23, 1994 at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Lanue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Soning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard seiback of 17 feet in lieu of the required 30 feet.

Being the property of Edwin In the event that this Petiin the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause above. ance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD TARYON.

ARNOLD JABLON, Zoning Commissioner

TOWSON, MD., October 4, 1984 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 4, 1984

THE JEFFERSONIAN.

Cost of Advertising 1800

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 12 th	Date of Posting 10-5-84
Posted for: Variance - rear years	oothow
Petitioner: Edwin C. & Helen C.	Roby
Location of property: # 2 6mfwad Ad.	
Location of Signs: In front yard of	above location.
Remarks:	
Posted by John Sullium Is	. Date of estimate
Number of Signs:	nest At 121Millions and an address and an address and a second and